

Housing & Population Evidence Paper [EHMT]

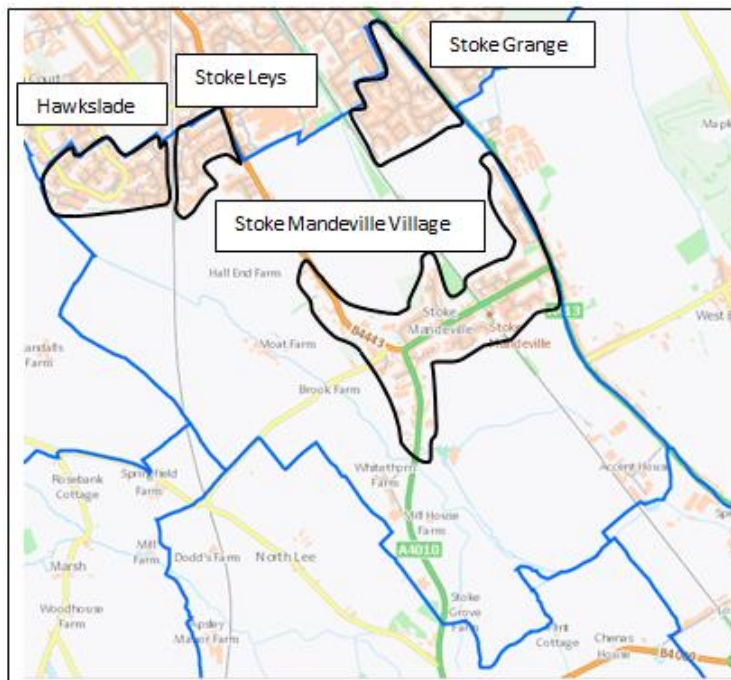
Introduction

1. This evidence paper for the Stoke Mandeville Neighbourhood Plan describes the housing and population profile of the Parish and sets out conclusions relevant to the policies of the Plan. The historical development of the individual neighbourhoods of the Parish is set out in the 'Neighbourhood Development Evidence Paper'. For the early history of Stoke Mandeville Parish, please see the 'History of Stoke Mandeville Evidence Paper'.

Current Housing Types & Locations

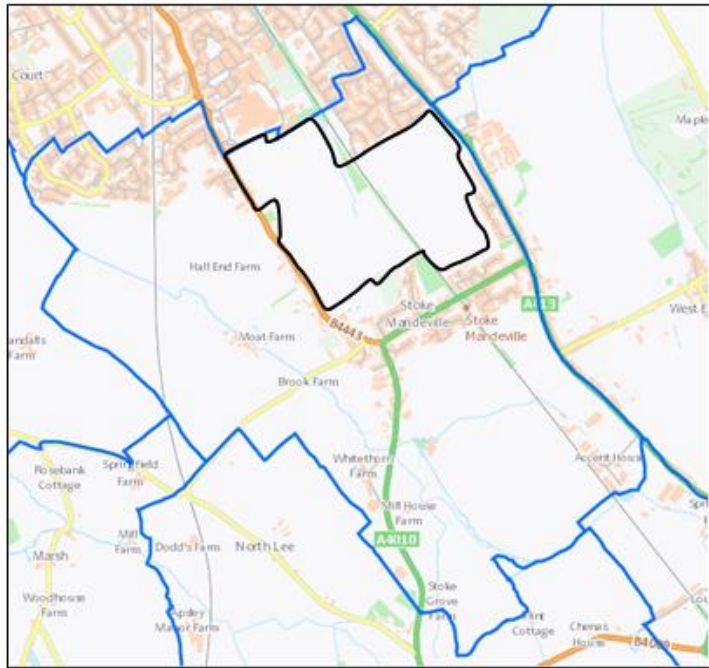
2. Stoke Mandeville Parish consists largely of post-war suburban housing, mostly built in the last 40 years. It is concentrated into 4 neighbourhoods, the 'Village', Stoke Leys, Stoke Grange and Hawkslade. Planned future development will add a fifth and sixth neighbourhood.

Map of existing neighbourhoods within the Parish



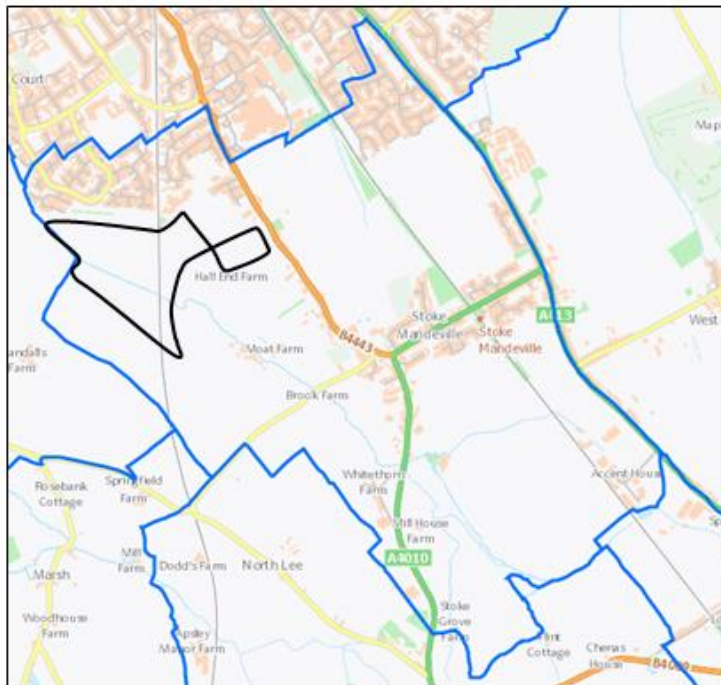
Map images have been created from an original map at the following source:
<https://www.buckscc.gov.uk/services/community/research/boundary-maps/>

Map showing the location of the possible 5th neighbourhood of SMP



Map images have been created from an original map at the following source:
<https://www.buckscc.gov.uk/services/community/research/boundary-maps/>

Map showing the location of the possible 6th neighbourhood of SMP



Map images have been created from an original map at the following source:
<https://www.buckscc.gov.uk/services/community/research/boundary-maps/>

Housing Types

3. Housing in Stoke Mandeville Parish is mostly detached or semi-detached dwellings, as shown in the table below.

Housing Types in Stoke Mandeville Parish 2018/19		
Area	Type of Housing	
Village	Thatched Cottage	
	Cottage	
	Barn Conversion	
	Detached	
	Link-Detached	
	Semi-Detached	
	Terraced	
	Bungalow	
	Town House	
	Flat	
	Maisonette	
Stoke Grange	Detached	
	Semi-Detached	
	Terraced	
	Flat	
Stoke Leys	Detached	
	Semi-Detached	
	Terraced	
	Flat	
Hawkslade	Detached	
	Semi-Detached	
	Terraced	
	Bungalow	
	Town House	
	Flat	
	Maisonette	
Studio		

Source: <https://www.rightmove.co.uk/house-prices/stoke-mandeville.html>

Social Housing

4. 5.9% of housing in Stoke Mandeville is social housing, as shown in the table below. This is significantly less than the 17% average for England¹. Social housing in Stoke Mandeville is found in two main geographical groupings – 1950s and 1960s purpose built social housing in the Village neighbourhood, and more modern developer-built social housing in Hawkslade. New developments will typically include a percentage of social housing so these numbers will increase.

Social Housing in Stoke Mandeville Parish				
Area	Address of Housing	Number of Dwellings	Type of House	Housing Association Responsible
Village	Eskdale Road	11	Semi-Detached	VAHT
	Eskdale Road	1	Mid-Terrace	VAHT
	Eskdale Road	26	Bungalow	VAHT
	Station Road	2	Semi-Detached	VAHT
	Station Road	3	Bungalow	VAHT
	Hampden Road	4	Mid-Terrace	VAHT
	Hampden Road	12	Bungalow	VAHT
	Lower Road	3	Semi-Detached	VAHT
	Orchard Close	4	Mid-Terrace	VAHT
	Orchard Close	6	Bungalow	VAHT
	Orchard Close	34	Flat	VAHT
Stoke Grange	Edward Close	1	End of Terrace - 2 beds	Guinness Partnership
	Dalesford Road	1	Terrace - 2 beds	Paradigm Housing Group
	Edward Walk	1	Terrace - 2 beds	Paradigm Housing Group
	Edward Close	1	Terrace - 2 beds	Paradigm Housing Group
Stoke Leys	Waddesdon Green	1	Terrace	Sanctuary Group
Hawkslade	Wiseman Close	13	Terrace	Metropolitan Thames Valley Housing
	Batt Furlong	14	Terrace	Metropolitan Thames Valley Housing
	Deverill Road	2	Bedsit	Paradigm Housing Group
	Parslow Close	1	Flat - 1 bed	Paradigm Housing Group
	Orwell Drive	1	Flat - 1 bed	Paradigm Housing Group
	Anton Way	1	Terrace - 2 bed	Paradigm Housing Group
	Isis Close	1	Semi-Detached - 3 bed	Paradigm Housing Group
	Ravensbourne Road	1	Semi-Detached - 3 bed	Paradigm Housing Group
		145	Total Number of Houses	

Source: E-mail responses to individual Companies

Cost of Current Housing

5. Housing in the neighbourhoods of Stoke Mandeville varies in price, as shown in the table overleaf. Generally, houses in the Village are higher-priced than those in the northern neighbourhoods, partly due to the lower density and type of properties, but also because of the closer proximity to the railway station. Hawkslade housing is significantly lower-priced than the village, reflecting its urban setting and medium density. The average difference in price is as follows:
- Stoke Grange - 86% of village price
 - Stoke Leys - 80% of village price
 - Hawkslade - 76% of village price

¹ MHCLG English Housing Survey Headline Report, 2018-19

6. However, flats (of which there are only a small number) tend to sell in all neighbourhoods for approximately the same price.

Price of Housing in Stoke Mandeville Parish 2018/19						
Area		5 Bedrooms	4 Bedrooms	3 Bedrooms	2 Bedrooms	1 Bedroom
Village	Period/Cottage	£710,000.00	£640,000.00	£530,000.00	-	-
	Detached	£685,000.00	£550,000.00	£425,000.00	-	-
	Semi Detached	-	£534,000.00	£403,000.00	£329,000.00	-
	Bungalow	-	£550,000.00	£525,000.00	-	-
	Terraced	-	£361,000.00	£332,000.00	£266,000.00	-
	Flat	-	-	-	£205,000.00	£160,000.00
Stoke Grange	Detached	£625,000.00	£542,000.00	£415,000.00	-	-
	Semi Detached	-	£400,000.00	£335,000.00	£275,000.00	-
	Bungalow	-	-	-	-	-
	Terraced	-	-	£333,000.00	£233,000.00	£185,000.00
	Flat	-	-	-	-	£153,000.00
Stoke Leys	Detached	-	£455,000.00	£380,000.00	-	-
	Semi Detached	-	£343,000.00	£335,000.00	£256,000.00	-
	Bungalow	-	-	-	-	-
	Terraced	-	-	£272,000.00	£255,000.00	-
	Flat	-	-	-	-	£145,000.00
Hawkslade	Detached	-	£410,000.00	£330,000.00	-	-
	Semi Detached	-	-	£285,000.00	£250,000.00	-
	Bungalow	-	-	-	-	-
	Terraced	-	-	£272,000.00	£232,000.00	£170,000.00
	Flat	-	-	-	-	£145,000.00

Source: <https://www.rightmove.co.uk/property-for-sale/Stoke-Mandeville.html>

House Price Comparisons

7. Stoke Mandeville house prices are comparable with those of nearby neighbourhoods, as shown in the table below.

Price of Housing Comparison to nearby Neighbourhoods 2018/2019						
		5 Bedrooms	4 Bedrooms	3 Bedrooms	2 Bedrooms	1 Bedroom
Village	Period/Cottage	£710,000.00	£640,000.00	£530,000.00	-	-
	Detached	£685,000.00	£550,000.00	£425,000.00	-	-
	Semi Detached	-	£534,000.00	£403,000.00	£329,000.00	-
	Bungalow	-	£550,000.00	£525,000.00	-	-
	Terraced	-	£361,000.00	£332,000.00	£266,000.00	-
	Flat	-	-	-	£205,000.00	£160,000.00
Aston Clinton	Period/Cottage	£700,000.00	£635,000.00	£550,000.00	-	-
	Detached	£635,000.00	£514,000.00	£403,000.00	-	-
	Semi Detached	-	£415,000.00	£340,000.00	£275,000.00	-
	Bungalow	-	£540,000.00	£500,000.00	£455,000.00	-
	Terraced	-	-	£325,000.00	£257,000.00	-
	Flat	-	-	-	£260,000.00	£159,000.00
Wendover	Period/Cottage	£860,000.00	-	-	-	-
	Detached	£650,000.00	£590,000.00	£450,000.00	-	-
	Semi Detached	-	£547,000.00	£440,000.00	£350,000.00	-
	Bungalow	£760,000.00	£650,000.00	£530,000.00	£485,000.00	-
	Terraced	-	-	£335,000.00	£285,000.00	-
	Flat	-	-	-	£260,000.00	£202,000.00

Price of Housing Comparison to nearby Neighbourhoods 2018/2019						
		5 Bedrooms	4 Bedrooms	3 Bedrooms	2 Bedrooms	1 Bedroom
Stoke Grange	Detached	£625,000.00	£542,000.00	£415,000.00	-	-
	Semi Detached	-	£400,000.00	£335,000.00	£275,000.00	-
	Bungalow	-	-	-	-	-
	Terraced	-	-	£333,000.00	£233,000.00	£185,000.00
	Flat	-	-	-	-	£153,000.00
Bedgrove	Detached	£600,000.00	£542,000.00	£422,000.00	-	-
	Semi Detached	-	£394,000.00	£331,000.00	£270,000.00	-
	Bungalow	-	-	£453,000.00	£435,000.00	-
	Terraced	-	£320,000.00	£280,000.00	£227,000.00	-
	Flat	-	-	-	£182,000.00	£155,000.00
Elm Farm	Detached	-	£552,000.00	£407,000.00	-	-
	Semi Detached	-	£342,000.00	£325,000.00	-	-
	Bungalow	-	-	-	£345,000.00	-
	Terraced	-	-	£292,000.00	£247,000.00	-
	Flat	-	-	-	£195,000.00	£148,000.00

Price of Housing Comparison to nearby Neighbourhoods 2018/2019						
		5 Bedrooms	4 Bedrooms	3 Bedrooms	2 Bedrooms	1 Bedroom
Stoke Leys	Detached	-	£455,000.00	£380,000.00	-	-
	Semi Detached	-	£343,000.00	£335,000.00	£256,000.00	-
	Bungalow	-	-	-	-	-
	Terraced	-	-	£272,000.00	£255,000.00	-
	Flat	-	-	-	-	£ 145,000.00
Southcourt	Detached	-	-	-	-	-
	Semi Detached	-	£355,000.00	£285,000.00	£240,000.00	-
	Bungalow	-	-	-	-	-
	Terraced	-	-	£260,000.00	£235,000.00	-
	Flat	-	-	£219,000.00	£183,000.00	£ 150,000.00

Price of Housing Comparison to nearby Neighbourhoods 2018/2019						
		5 Bedrooms	4 Bedrooms	3 Bedrooms	2 Bedrooms	1 Bedroom
Hawthorn	Detached	-	£410,000.00	£330,000.00	-	-
	Semi Detached	-	-	£285,000.00	£250,000.00	-
	Bungalow	-	-	-	-	-
	Terraced	-	-	£272,000.00	£232,000.00	£ 170,000.00
	Flat	-	-	-	-	£ 145,000.00
Walton Court	Detached	-	£396,000.00	£355,000.00	-	-
	Semi Detached	£409,000.00	-	£280,000.00	£231,000.00	-
	Bungalow	-	-	-	-	-
	Terraced	-	-	£300,000.00	£256,000.00	-
	Flat	-	-	-	£185,000.00	£ 160,000.00

Source - <https://www.rightmove.co.uk/house-prices.html>

Tenure of Current Housing

8. Stoke Mandeville housing is overwhelmingly owner-occupied. In 2011, 81% was owner-occupied, higher than the average for Bucks of 71%². The current figure is believed to be comparable. The table below shows the 2011 census tenure of housing in Stoke Mandeville's neighbourhoods.

Tenure of SMP	
Date	2011
Geography	Stoke Mandeville
Geography Code	E04001534
Rural Urban	Total
All households	2457
Owned	1980
Owned: Owned outright	733
Owned: Owned with a mortgage or loan	1247
Shared ownership (part owned and part rented)	20
Social rented	107
Social rented: Rented from council (Local Authority)	25
Social rented: Other	82
Private rented	332
Private rented: Private landlord or letting agency	299
Private rented: Other	33
Living rent free	18

Source: <https://www.nomisweb.co.uk/reports/localarea>

Settlement Density

9. The neighbourhoods of Stoke Mandeville vary in density, as shown in the table below. The Village, Stoke Leys and Stoke Grange are all low density, whereas Hawkslade is medium density (and in fact exceed the current average density for new developments). Urban high densities are not seen anywhere in the Parish.

Density of Housing in SMP by Neighbourhood			
	Total Hectares	Total Number of Houses	Houses/Hectare
Village	75.77	758	10
Stoke Leys	15.31	231	15
Stoke Grange	27.39	497	18
Hawkslade	26.29	969	37

Source: https://www.mapdevelopers.com/area_finder.php

² <https://www.buckscc.gov.uk/services/community/research/2011-census-profiles/>

Affordability

10. The property price to earnings ratio for Aylesbury Vale is 11.2³, which is above average for England & Wales. This ratio indicates that homes within Stoke Mandeville Parish are likely to be less affordable than similar homes south of the Parish in Wycombe district, but slightly more affordable than similar homes to the north in Milton Keynes or to the west and east in Oxfordshire and Bedfordshire.
11. The affordability analysis carried out by AVDC in their Housing and Economic Development Needs Assessment Update 2016⁴ gave similar results but highlighted that affordability ratios in Buckinghamshire have deteriorated at a rate that is higher than the national average and most local areas. This suggests that homes in Stoke Mandeville Parish are becoming increasingly unaffordable, which is certainly borne out by the comments of residents.

Population Analysis

12. According to census data, the overall population of Stoke Mandeville Parish has fallen 1.8% in recent years, from 6009 in 2001 to 5825 in 2011⁵, despite a small increase in dwellings over that period. This suggests that the occupancy rate per dwelling fell because of demographic change and unaffordability for incoming families. The current 2019 population is calculated at around 6433, based on average occupancy rates of a larger number of dwellings than 2011.
13. The 2011 age profile of residents is shown below. As can be seen, the Parish population in 2011 was predominately (67%) of working age, with adults between 30 and 60 making up nearly half (47%) of the Parish population. Children (21%) significantly outnumbered older people of pension age (11%). Local information and the measured drop in average household size suggests that house prices are a significant barrier to the entry of young people and new families to the Parish, which would suggest that the current age profile is significantly older, with people of pension age now representing about a fifth of the population.

³ ONS Bulletin *Housing Affordability in E&W, 2018*

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/housingaffordabilityinenglandanddwales/2018>

⁴ *Housing and Economic Development Needs Assessment Update 2016*, AVDC

https://www.aylesburyvaleedc.gov.uk/sites/default/files/page_downloads/2016%2012%2005%20Buckinghamshire%20HEDNA%20UPDATE%20Final%20Report.pdf

⁵ Census data from <https://www.citypopulation.de/en/uk/southeastengland/admin/>

Age Profile of Residents in Stoke Mandeville	
Date	2011
Geography	Stoke Mandeville
Geography Code	E04001534
Rural Urban	Total
All Usual Residents	5825
Age 0 to 4	365
Age 5 to 7	179
Age 8 to 9	121
Age 10 to 14	331
Age 15	77
Age 16 to 17	127
Age 18 to 19	108
Age 20 to 24	307
Age 25 to 29	389
Age 30 to 44	1361
Age 45 to 59	1382
Age 60 to 64	374
Age 65 to 74	400
Age 75 to 84	222
Age 85 to 89	45
Age 90 and over	37
Mean Age	39
Median Age	40

Source: <https://www.nomisweb.co.uk/reports/localarea>

14. The 2011 household composition of the Parish is shown overleaf. In 2011, over 2/3 of the households (67%) were families with the remainder mainly single-person households. 14% of households were made up only of people over pension age, with 30% of households having dependent children.

15. As noted above, local information and recent data suggest that since 2011 there has been a growth in pensioner households, perhaps to around a fifth of households, with a corresponding growth in single-person pensioner households. The same data suggests a fall in households which are families with dependent children, perhaps from a third to a fifth of all households.

Household Composition - Stoke Mandeville	
Date	2011
Geography	Stoke Mandeville
Geography Code	E04001534
Rural Urban	Total
All categories: Household composition	2457
One person household	667
One person household: Aged 65 and over	190
One person household	477
One family household	1672
One family only: All aged 65 and over	151
One family only: Married or same-sex civil partnership couple	1043
One family only: Married or same-sex civil partnership couple: No children	410
One family only: Married or same-sex civil partnership couple: Dependent children	485
One family only: Married or same-sex civil partnership couple: All children non-dependent	148
One family only: Cohabiting couple	291
One family only: Cohabiting couple: No children	180
One family only: Cohabiting couple: Dependent children	101
One family only: Cohabiting couple: All children non-dependent	10
One family only: Lone parent	187
One family only: Lone parent: Dependent children	115
One family only: Lone parent: All children non-dependent	72
Other household types	118
Other household types: With dependent children	27
Other household types: All full-time students	0
Other household types: All aged 65 and over	3
Other household types: Other	88

Source: <https://www.nomisweb.co.uk/reports/localarea>

Unemployment & Disability

16. Census data suggests that, in 2011, in common with Buckinghamshire as whole, unemployed working age adults in the Parish were significantly less than the national average. 60% of those of economically active age (16 – 74) were in employment. Retired people made up the majority of economically inactive people in the Parish.

17. Only 18% of households included a disabled person, slightly below the national average. More recent data suggests that the aging population of the Parish will have increased the percentage of both those economically inactive and disabled in the Parish.

Adults not in Employment and Dependent Children and Persons with Long-Term Health Problems or Disability for all Households - Stoke Mandeville	
Date	2011
Geography	Stoke Mandeville
Geography Code	E04001534
Rural Urban	Total
Count of Household; All households	2457
No adults in employment in household	478
No adults in employment in household: With dependent children	25
No adults in employment in household: No dependent children	453
Dependent children in household: All ages	728
Dependent children in household: Age 0 to 4	281
One person in household with a long-term health problem or disability	450
One person in household with a long-term health problem or disability: With dependent children	88
One person in household with a long-term health problem or disability: No dependent children	362

Source: <https://www.nomisweb.co.uk/reports/localarea>

Car Availability

18. Census data suggest that car availability in the Parish in 2011 was exceptionally high, with only 8% of households not having at least one car or van. This is higher than the average for Bucks as a whole (13%) or the SE (19%). Multiple car ownership was comparable. More recent data suggests that car ownership remains at similar levels.

Car or Van Availability - Stoke Mandeville	
Date	2011
Geography	Stoke Mandeville
Geography Code	E04001534
Rural Urban	Total
All categories: Car or van availability	2457
No cars or vans in household	203
1 car or van in household	1022
2 cars or vans in household	952
3 cars or vans in household	197
4 or more cars or vans in household	83
Sum of all cars or vans in the area	3892

Source: <https://www.nomisweb.co.uk/reports/localarea>

Communal Establishments

19. In 2011, there were only 3 communal establishments in the Parish, 2 care homes and 1 social housing hostel. There are now 4 care homes in the Parish and 1 hostel. This growth in care homes is a trend seen in other nearby Parishes and in Aylesbury, and across Bucks as a whole, and the Parish is not exceptional in the number of communal establishments it has.

Communal Establishment Residents - Stoke Mandeville	
Date	2011
Geography	Stoke Mandeville
Geography Code	E04001534
Rural Urban	Total
All communal establishments	3
All categories: Usual residents by communal establishment management and type	32
Medical and care establishment: NHS: General hospital	0
Medical and care establishment: NHS: Mental health hospital/unit (including secure units)	0
Medical and care establishment: NHS: Other hospital	0
Medical and care establishment: Local Authority: Children's home (including secure units)	0
Medical and care establishment: Local Authority: Care home or other home	0
Medical and care establishment: Registered Social Landlord/Housing Association	4
Medical and care establishment: Other: Care home with nursing	28
Medical and care establishment: Other: Care home without nursing	0
Medical and care establishment: Other: Children's home (including secure units)	0
Medical and care establishment: Other	0
Other establishments	0
Establishment not stated	0

Source: <https://www.nomisweb.co.uk/reports/localarea>

Employment

20. Census data shows that, in 2011, 60% of those of economically active ages in the Parish (16 to 74) were working. Unemployment in working age groups (18 – 65) was very low and a significant number of older people were still working. These are all trends seen in Buckinghamshire as a whole and the Parish is not exceptional. More recent data suggests that employment remains very high and that, as pensioner households have increased, so the number of working pensioner householders has proportionately grown.

Hours Worked - Stoke Mandeville	
Date	2011
Geography	Stoke Mandeville
Geography Code	E04001534
Rural Urban	Total
All usual residents aged 16 to 74 in employment the week before the census	3480
Part-time: 15 hours or less worked	269
Part-time: 16 to 30 hours worked	583
Full-time: 31 to 48 hours worked	2161
Full-time: 49 or more hours worked	467
Males: Total	1780
Males: Part-time: 15 hours or less worked	73
Males: Part-time: 16 to 30 hours worked	123
Males: Full-time: 31 to 48 hours worked	1237
Males: Full-time: 49 or more hours worked	347
Females: Total	1700
Females: Part-time: 15 hours or less worked	196
Females: Part-time: 16 to 30 hours worked	460
Females: Full-time: 31 to 48 hours worked	924
Females: Full-time: 49 or more hours worked	120

Source: <https://www.nomisweb.co.uk/reports/localarea>

Public Opinion About Housing & Population

2017 Consultation

21. In November 2017 the Stoke Mandeville Neighbourhood Plan Steering Group sought public views about one Housing & Population based objective. This objective and the responses to it are summarised below.

Objective	Responses
<p>Objective 1 : To meet local housing need without overburdening the already stretched local infrastructure, including roads</p>	<p>68% of those who provided a rating either 'Strongly Agreed' (18%) or 'Agreed' (50%) that any new housing development should 'Enable local young people to move to, or remain living in, Stoke Mandeville'.</p> <p>66% either 'Strongly Agreed' (20%) or 'Agreed' (46%) that any development should be to 'Enable older people to move into more suitable accommodation for their needs'.</p> <p>There was large scale concern over future housing development within Stoke Mandeville.</p> <p>93% of those who provided a rating stated that with respect to future housing development they were 'Concerned a Lot' about the 'Pressure on physical infrastructure e.g. roads, footpaths' whilst 92% were 'Concerned a lot' about the 'Impact on the rural nature of the parish, such as open spaces and countryside. 89% stated that 'Pressure on nearby GP and Health Services' 'Concerned them a Lot.'</p> <p>Nearly three quarters (73%) of respondents to had not had a problem finding suitable living accommodation in the Parish.</p> <p>From those respondents who indicated that they, or a family member, had recently had problems or anticipated there being a problem in finding suitable living accommodation in the Parish, 65% stated that the problem was lack of homes to buy at an affordable price.</p> <p>67% of those responding to the question either 'Strongly Agreed' (23%) or 'Agreed' (43%) with the statement that 'Homes for sale on the open market' are needed for new housing in Stoke Mandeville.</p>

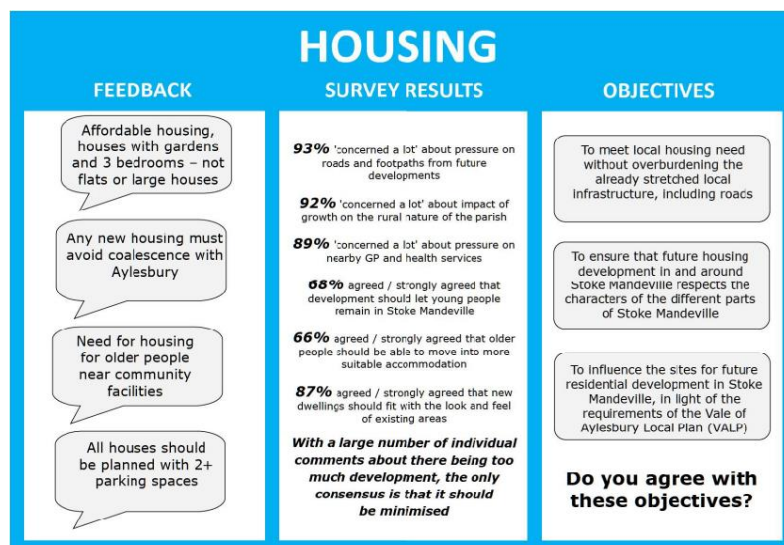
	<p>Over half (56%) either ‘Strongly Disagreed’ (27%) or ‘Disagreed’ (29%) with the assertion that ‘Rented homes provided by private landlords’ was the type of tenure needed for new housing in Stoke Mandeville.</p> <p>69% of those who felt that there should be affordable housing stated that this should be for local people or those with a connection to Stoke Mandeville.</p> <p>In terms of the new type of housing that should be built in the parish, 30% of those choosing a first priority stated small starter homes/homes for older people to downsize (1-2 bedroom(s)) whilst 29% medium family homes (2-3 bedrooms).</p>
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See Annex 1 for full list of Consultation Responses

What Do Residents Think?

Public Consultation 2017 & 2018 – Survey Results

22. A Public Consultation Exhibition was held in November 2017 and September 2018 by the Stoke Mandeville Neighbourhood Plan Steering Group which included the display board on Housing below.



23. A further Public Consultation was held in 2019 which generated numerous comments from residents relating to Housing & Population. These are listed in Annex 2.

24. Comments received through these consultations were broadly supportive of these objectives (see Annexes). There were particular concerns that future housing stock should provide for all sections of the community, including older people and families. Flats and high density urban-style housing was not wanted, but open green space was valued. Connectivity to allow housing to be part of a community was also highlighted as a priority.

Conclusions

25. Stoke Mandeville Parish housing stock and population profile is typical for its historic development as, primarily, a commuter-belt suburban area in Buckinghamshire. The Parish's housing and population do not significantly differ from neighbouring areas such as southern Aylesbury, Wendover, or Aston Clinton.
26. The housing stock is mostly owner-occupied and mostly low density, semi-detached and detached properties. The population is strongly biased toward older and middle-aged, educated and employed people with multiple vehicles. Families remain significant in the population but that has recently declined. Social housing is relatively scarce, and the percentage of older and disabled people is average. Affordability is poor – house prices are average for the area, but out of reach for many people.
27. There are clear differences of housing stock and population profile between Hawkslade and the other neighbourhoods of the Parish, reflecting their respective history, social catchments, and geographical location. However, these differences are not so marked as is often believed – the Parish is more homogenous than divided.
28. The current housing stock and population profile of the Parish is the starting point for planned growth. Account needs to be taken in the Neighbourhood Plan of the current low or declining level of certain groups such as families, renters and those needing social housing. Affordability needs to be addressed too, if the Parish is to thrive and be an inclusive community.

Annex 1 – Complete List of Public Consultation Responses 2017

Question 1c. Have you or any member of your family (even if they don't live with you now) recently had a problem finding suitable living accommodation in Stoke Mandeville? Please tick one box.

1d. What is the exact nature of the problem? Other

- Not everyone wants to live in a new build development.
- Stop filling the area with houses.
- Lack of homes big enough at a suitable price/next step on the ladder but being in easy reach of schools already attending.

Annex 2 – List of Public Consultation Comments 2019

- Any new housing development needs to be kept small and contain houses, not flats.
- Better position for more high-density housing.
- Housing in the Southern Gap should be restricted to ribbon developments along A413. To protect views from the Chiltern Hills.
- Think about the type and style of houses (family home, bungalows for elderly), try to have some garden in the new houses, not a box garden with tiny road and no pavement, so don't try to cram as many houses per square meters as you can, think of future generations.
- Don't mix affordable housing.
- All developments must have pavements along every road to encourage safe walking.
- Any development needs to include facilities for children including playgrounds for a range of ages.
- All the current housing and infrastructure plans AGT1, LRE etc. show little apparent human connectivity between and across divisive roads and railway lines. It is important that free mobility throughout the whole area is provided to prevent any us-and-them situations in the future. This to include pedestrians, bicycles etc.
- I love nature, so it is very important to have enough green space with all these houses!
- Needed are bungalows for over 65s, Aylesbury has nursing homes/retirement flats, but some older people just want to downsize to 2 bed bungalows with garden to sit out in and grow some veg or flowers, not a huge garden like some have now. Just to move out of a too large house now.
- In all of the zones, what type of houses are you planning to build? Are you planning to mix family house and affordable houses, as the prices of the houses would be over £1/2 million and then some affordable houses next door which are very unfair for people who work hard to afford a nice house and big mortgage? There is a need for Bungalows for older people/empty nesters as they may not want to go to care home, so what is the plan for our elderly population? What do you mean by a depot, loop maintenance? What is this going to look like? Is this going to be ugly and damage the landscape view? How is the A413 going to cope with all the traffic? What road infrastructure are you planning? Are there going to be any cycling roads? Noise barriers reduction? What does the depot maintenance look like, are trains going to be stationary there awaiting repair, as this could be quite an ugly site.
- Existing houses should benefit more than they currently will with this plan.
- I like the idea, but realistically SM will just become a housing estate and a part of Aylesbury along with all other neighbouring villages.
- I have a 5-year-old son and I plan to live in the area for many years. If the infrastructure is not supported, I will move.
- Again, a small development of housing to avoid turning the area into another Berryfields on the edge of Wendover.
- Most definitely - the well-being of the community should be paramount.
- Too big!!!! Road too close to housing should be other side of HS2. Recent court case found road pollution contributed to child death.
- I don't visit the town centre. Aylesbury is not a nice town. I enjoy SM village and the neighbouring villages. That's why I moved here.
- It is so very important for the physical and mental health of our community.
- We need to live in a place we feel part of.
- Where are the new schools, GP and Hospitals to cope with the new families moving in? This has not been thought about when allowing the new houses to be built on our green spaces.
- It makes sense to build a centre that the community can access within the SM Corridor.

- Open space is essential for human's wellbeing.
- Council should think of providing the infrastructure to support the amount of development of houses being done. Until now there haven't been any new Schools /GP/Local parks /Community Centres being added since the new houses in and around Stoke Mandeville.
- Everything we loved about living here has been taken away. Anything that can be done to alleviate the ruination of this lovely area is to be welcomed. Thank you for your hard work.
- I do hope the green space in front of the Community Centre and Co-Op on Hawkslade estate will be saved. Children play on it in summer. Dog owners throw balls etc. for their small dogs. It has been used for events. We need these green places at the heart of the estate.
- I would prefer to see 1 to 2 bed cluster homes with a minimum of 2 parking places each rather than flats. Information on who is buying what is needed in planning.
- There has been no mention of how GP's will cope with 100,000 of new residents. No additional roads to cope with the volume of traffic into the gyratory. Buses & services cut off. No additional Hospitals to cope with new residents. There is a danger to lives.